

November 2022



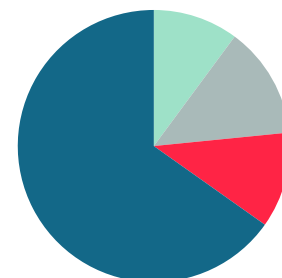
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 09, 2023 for MLS Technology Inc.

Compared Metrics	November		+/-%
	2021	2022	
Closed Listings	24	16	-33.33%
Pending Listings	19	21	10.53%
New Listings	17	36	111.76%
Average List Price	192,075	230,131	19.81%
Average Sale Price	187,750	225,297	20.00%
Average Percent of Selling Price to List Price	97.78%	97.27%	-0.53%
Average Days on Market to Sale	39.08	53.94	38.01%
End of Month Inventory	75	103	37.33%
Months Supply of Inventory	3.08	4.40	42.71%



■ Closed (10.13%)
■ Pending (13.29%)
■ Other OffMarket (11.39%)
■ Active (65.19%)

Absorption: Last 12 months, an Average of **23** Sales/Month
Active Inventory as of November 30, 2022 = **103**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2022 rose **37.33%** to 103 existing homes available for sale. Over the last 12 months this area has had an average of 23 closed sales per month. This represents an unsold inventory index of **4.40** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **20.00%** in November 2022 to \$225,297 versus the previous year at \$187,750.

Average Days on Market Lengthens

The average number of **53.94** days that homes spent on the market before selling increased by 14.85 days or **38.01%** in November 2022 compared to last year's same month at **39.08** DOM.

Sales Success for November 2022 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 36 New Listings in November 2022, up **111.76%** from last year at 17. Furthermore, there were 16 Closed Listings this month versus last year at 24, a **-33.33%** decrease.

Closed versus Listed trends yielded a **44.4%** ratio, down from previous year's, November 2021, at **141.2%**, a **68.52%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

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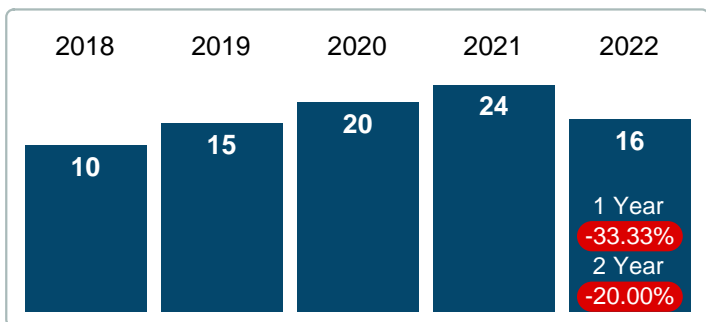
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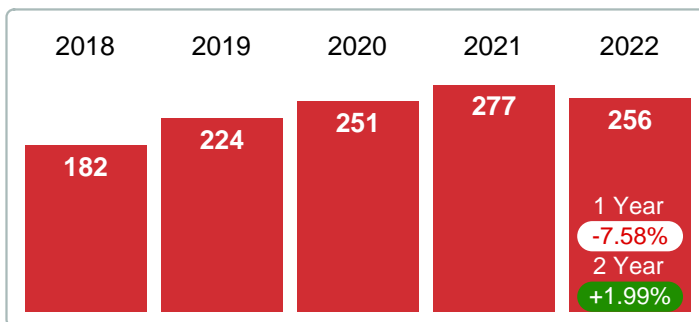
CLOSED LISTINGS

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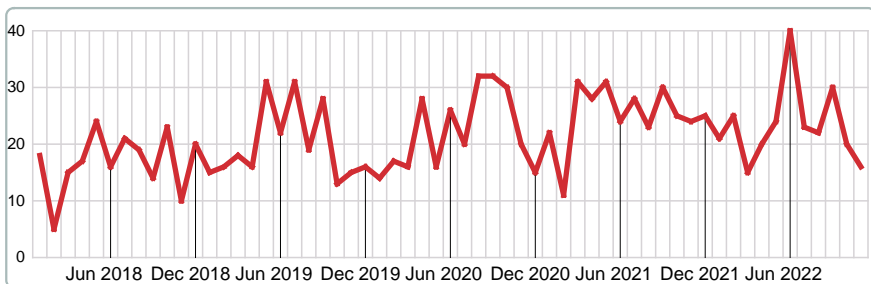
NOVEMBER



YEAR TO DATE (YTD)

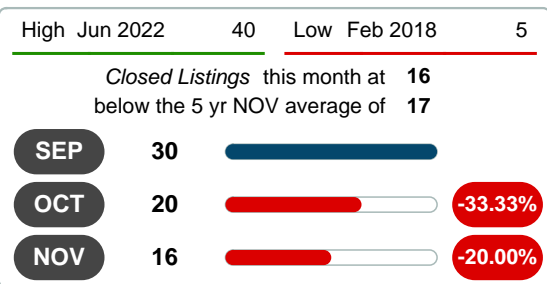


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 17



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1	6.25%	11.0	0	1	0	0
\$100,001 - \$125,000	2	12.50%	97.0	1	1	0	0
\$125,001 - \$175,000	3	18.75%	12.7	2	1	0	0
\$175,001 - \$200,000	3	18.75%	72.0	1	2	0	0
\$200,001 - \$225,000	3	18.75%	36.0	1	2	0	0
\$225,001 - \$500,000	3	18.75%	87.0	0	2	1	0
\$500,001 and up	1	6.25%	35.0	0	0	1	0
Total Closed Units				5	9	2	0
Total Closed Volume				811.25K	1.85M	948.00K	0.00B
Average Closed Price				\$162,251	\$205,056	\$474,000	\$0

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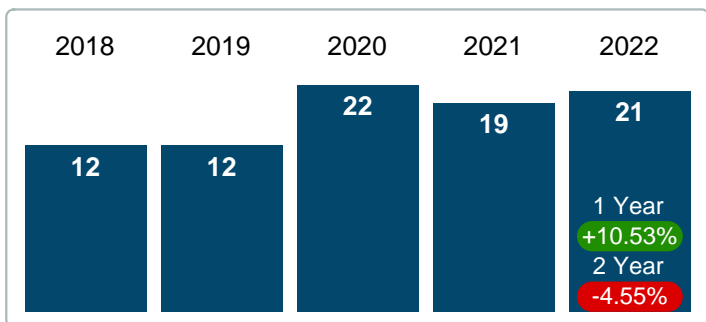
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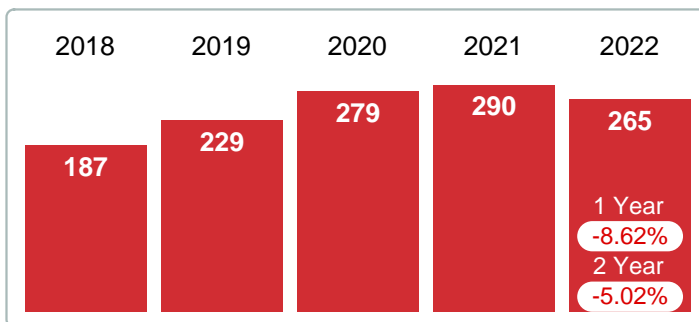
PENDING LISTINGS

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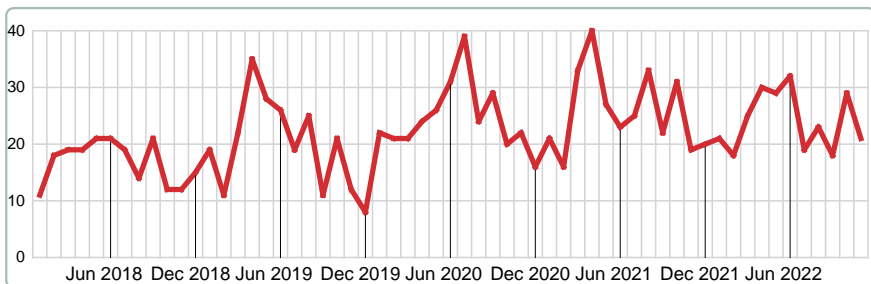
NOVEMBER



YEAR TO DATE (YTD)

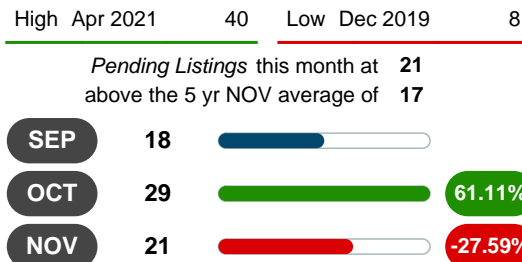


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 17



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	9.52%	77.5	0	2	0	0
\$75,001 - \$100,000	1	4.76%	22.0	0	1	0	0
\$100,001 - \$150,000	4	19.05%	32.8	2	2	0	0
\$150,001 - \$225,000	6	28.57%	25.8	3	2	1	0
\$225,001 - \$275,000	4	19.05%	25.0	3	1	0	0
\$275,001 - \$275,000	0	0.00%	0.0	0	0	0	0
\$275,001 and up	4	19.05%	87.8	0	4	0	0
Total Pending Units	21			8	12	1	0
Total Pending Volume	4,067,600	100%	43.5	1.55M	2.31M	207.70K	0.00B
Average Listing Price	\$193,695			\$193,613	\$192,583	\$207,700	\$0

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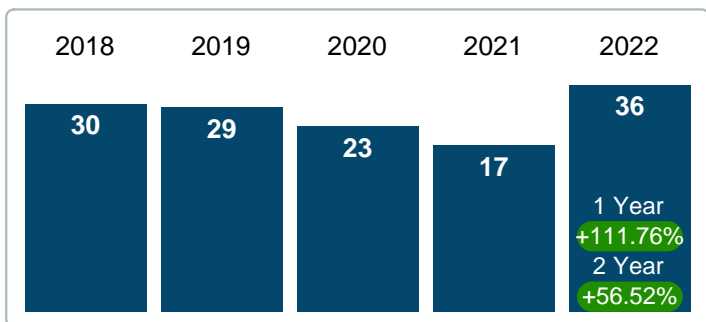
Area Delimited by County Of McIntosh - Residential Property Type



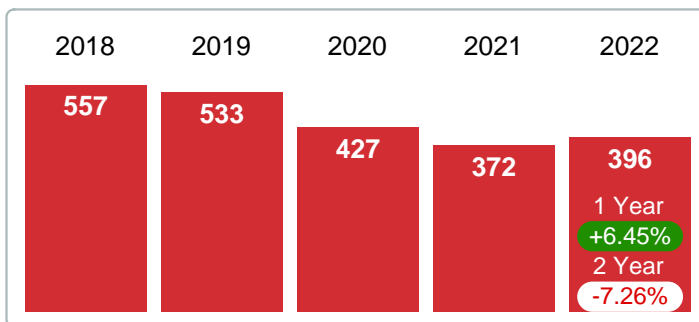
NEW LISTINGS

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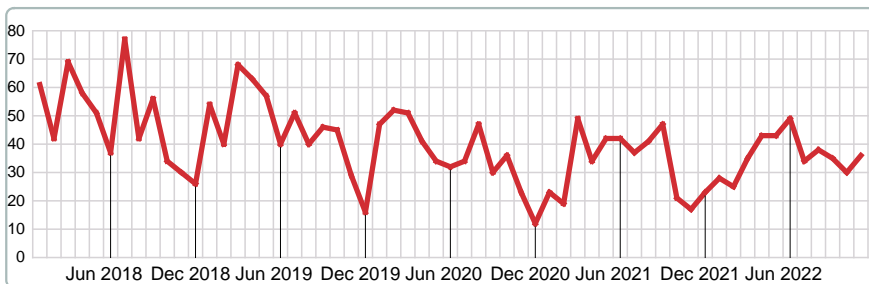
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 27

High Jul 2018 77 Low Dec 2020 12

New Listings this month at **36**
above the 5 yr NOV average of **27**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	8.33%	1	2	0	0
\$100,001 - \$175,000	7	19.44%	2	5	0	0
\$175,001 - \$175,000	0	0.00%	0	0	0	0
\$175,001 - \$275,000	12	33.33%	5	6	0	1
\$275,001 - \$400,000	5	13.89%	0	3	2	0
\$400,001 - \$625,000	5	13.89%	0	4	0	1
\$625,001 and up	4	11.11%	1	1	1	1
Total New Listed Units	36		9	21	3	3
Total New Listed Volume	14,531,085	100%	4.42M	5.91M	2.84M	1.35M
Average New Listed Listing Price	\$287,152		\$491,554	\$281,319	\$948,300	\$451,500

November 2022



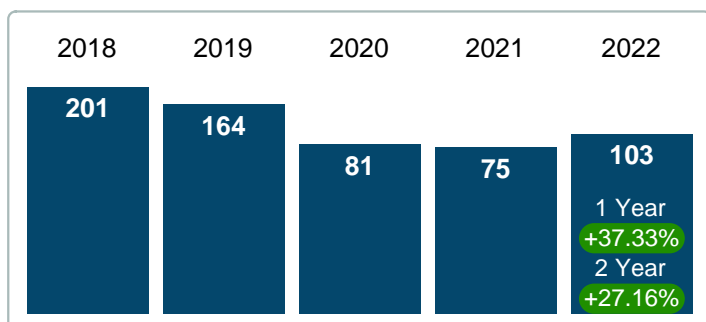
Area Delimited by County Of McIntosh - Residential Property Type



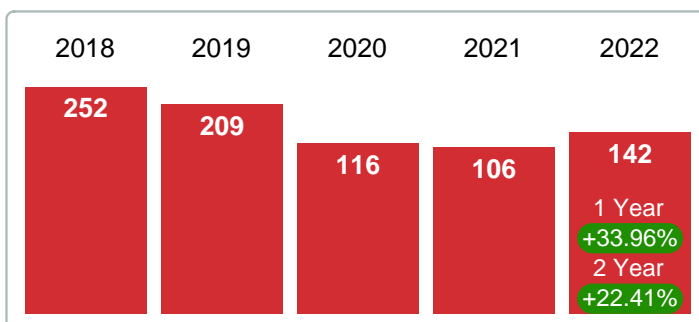
ACTIVE INVENTORY

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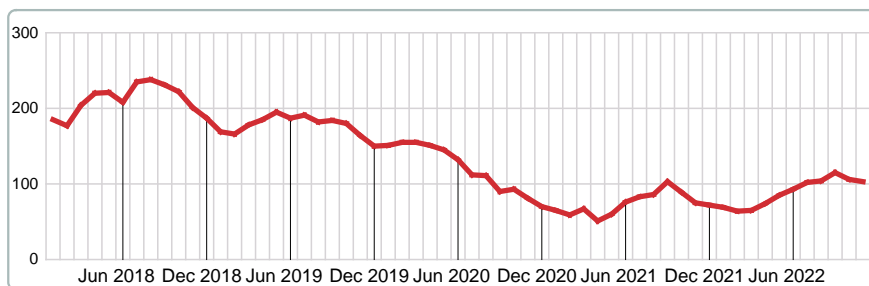
END OF NOVEMBER



ACTIVE DURING NOVEMBER

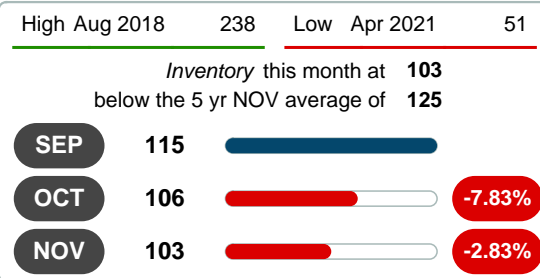


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 125



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	9.71%	99.8	6	3	1	0
\$75,001 - \$125,000	9	8.74%	59.6	5	4	0	0
\$125,001 - \$200,000	20	19.42%	81.5	3	14	2	1
\$200,001 - \$350,000	26	25.24%	75.3	5	15	5	1
\$350,001 - \$450,000	13	12.62%	73.5	1	7	3	2
\$450,001 - \$600,000	14	13.59%	92.9	1	7	5	1
\$600,001 and up	11	10.68%	71.7	2	3	2	4
Total Active Inventory by Units	103			23	53	18	9
Total Active Inventory by Volume	37,491,724	100%	79.3	8.15M	15.32M	9.03M	5.00M
Average Active Inventory Listing Price	\$363,997			\$354,473	\$288,967	\$501,461	\$555,256

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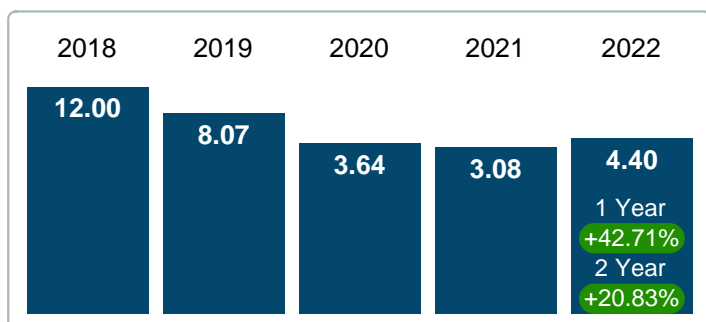
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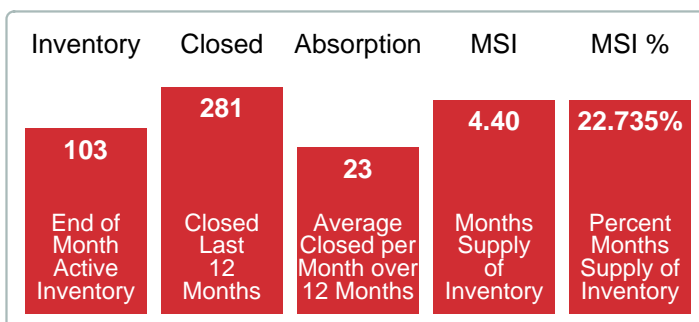
MONTHS SUPPLY of INVENTORY (MSI)

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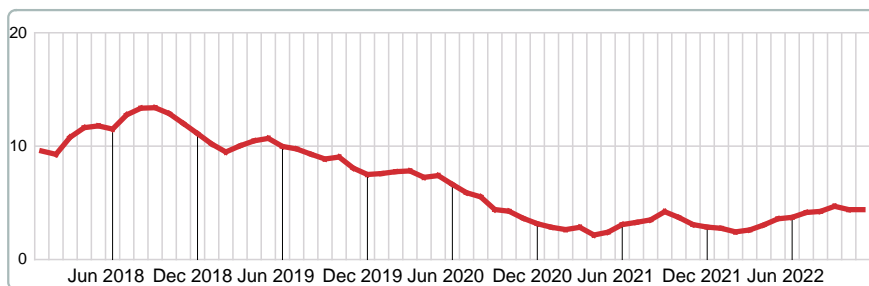
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2022



5 YEAR MARKET ACTIVITY TRENDS

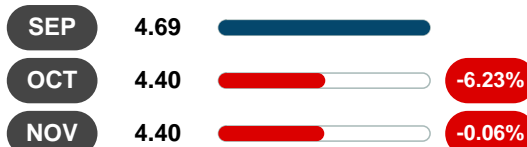


3 MONTHS

5 year NOV AVG = 6.24

High Sep 2018 13.39 Low Apr 2021 2.16

Months Supply this month at 4.40
below the 5 yr NOV average of 6.24



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	9.71%	4.29	4.00	4.00	12.00	0.00
\$75,001 - \$125,000	9	8.74%	2.35	3.53	1.85	0.00	0.00
\$125,001 - \$200,000	20	19.42%	3.00	1.44	3.43	4.00	0.00
\$200,001 - \$350,000	26	25.24%	4.11	5.00	4.09	3.33	6.00
\$350,001 - \$450,000	13	12.62%	6.24	6.00	5.25	5.14	0.00
\$450,001 - \$600,000	14	13.59%	8.84	12.00	6.46	12.00	0.00
\$600,001 and up	11	10.68%	18.86	0.00	18.00	12.00	16.00
Market Supply of Inventory (MSI)			4.40	3.68	4.00	5.14	21.60
Total Active Inventory by Units		100%	4.40	23	53	18	9

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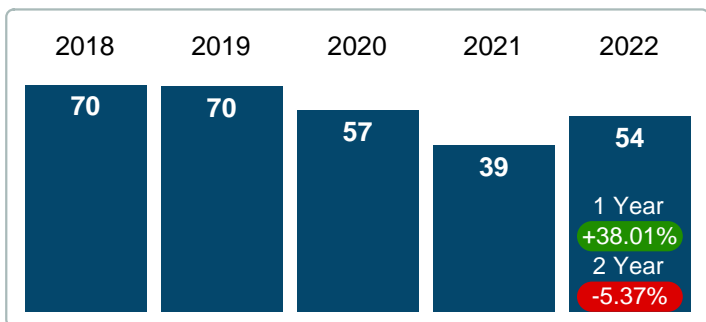
Area Delimited by County Of McIntosh - Residential Property Type



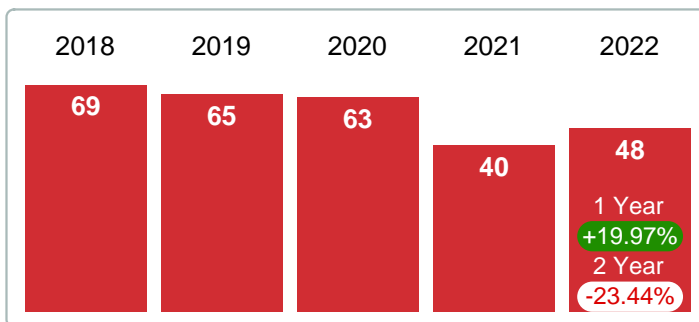
AVERAGE DAYS ON MARKET TO SALE

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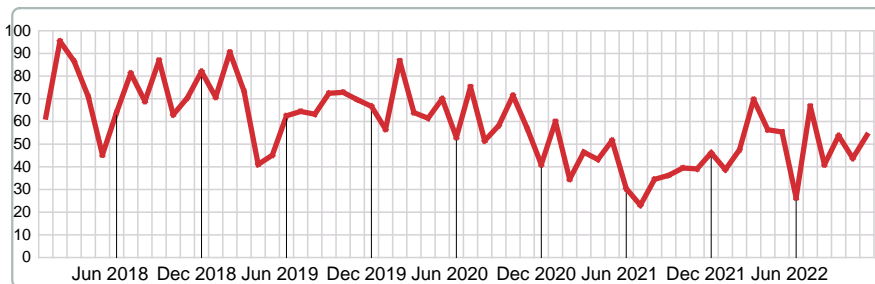
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 58

High Feb 2018 95 Low Jul 2021 23

Average Days on Market to Sale this month at 54 below the 5 yr NOV average of 58



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6.25%	11	0	11	0	0
\$100,001 - \$125,000	12.50%	97	132	62	0	0
\$125,001 - \$175,000	18.75%	13	15	8	0	0
\$175,001 - \$200,000	18.75%	72	105	56	0	0
\$200,001 - \$225,000	18.75%	36	5	52	0	0
\$225,001 - \$500,000	18.75%	87	0	77	107	0
\$500,001 and up	6.25%	35	0	0	35	0
Average Closed DOM		54	54	50	71	0
Total Closed Units	100%	54	5	9	2	
Total Closed Volume		3,604,754	811.25K	1.85M	948.00K	0.00B

November 2022



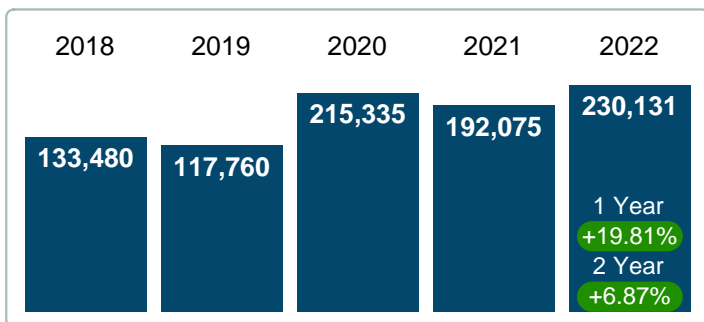
Area Delimited by County Of McIntosh - Residential Property Type



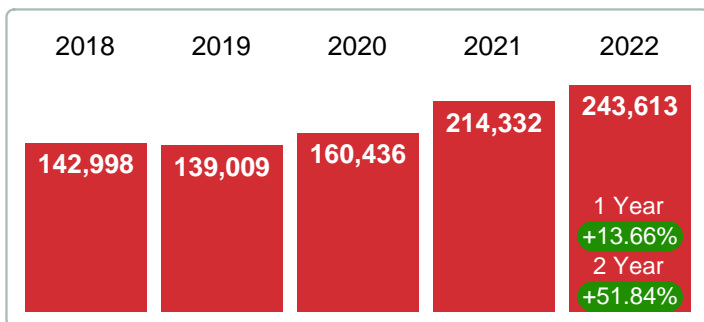
AVERAGE LIST PRICE AT CLOSING

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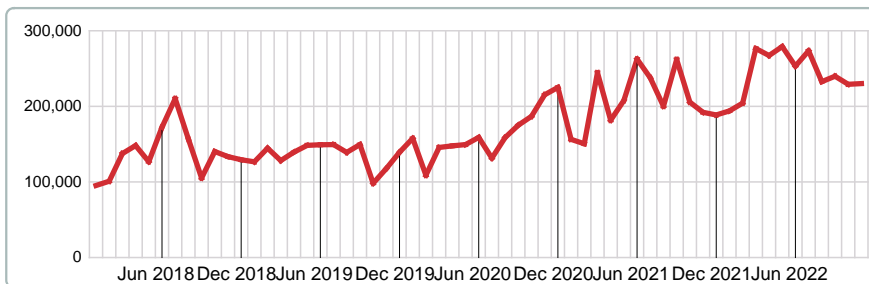
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

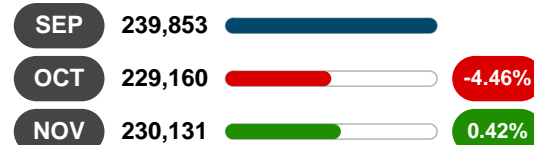


3 MONTHS

5 year NOV AVG = 177,756

High May 2022 279,096 Low Jan 2018 95,292

Average List Price at Closing this month at **230,131**
above the 5 yr NOV average of **177,756**



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range		%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1	6.25%	69,500	0	69,500	0	0
\$100,001 - \$125,000	2	12.50%	120,400	124,900	115,900	0	0
\$125,001 - \$175,000	3	18.75%	139,000	143,750	129,500	0	0
\$175,001 - \$200,000	3	18.75%	196,300	190,000	202,000	0	0
\$200,001 - \$225,000	3	18.75%	213,333	225,000	204,950	0	0
\$225,001 - \$500,000	3	18.75%	399,633	0	374,950	449,000	0
\$500,001 and up	1	6.25%	527,000	0	0	527,000	0
Average List Price			230,131	165,480	208,744	488,000	0
Total Closed Units		100%	230,131	5	9	2	
Total Closed Volume			3,682,100	827.40K	1.88M	976.00K	0.00B

November 2022



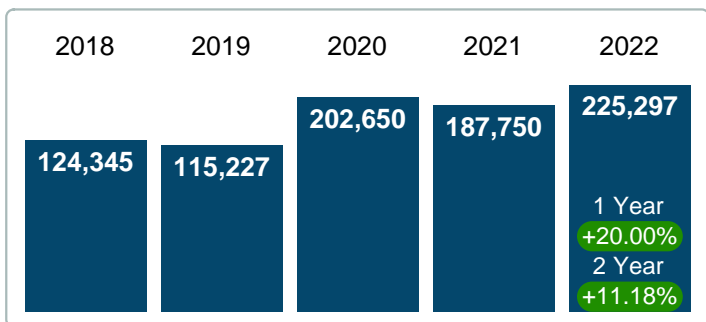
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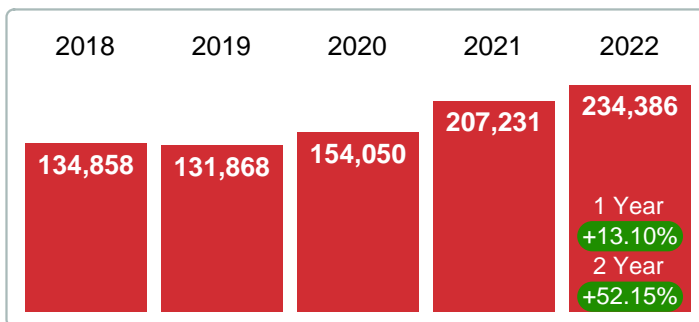
AVERAGE SOLD PRICE AT CLOSING

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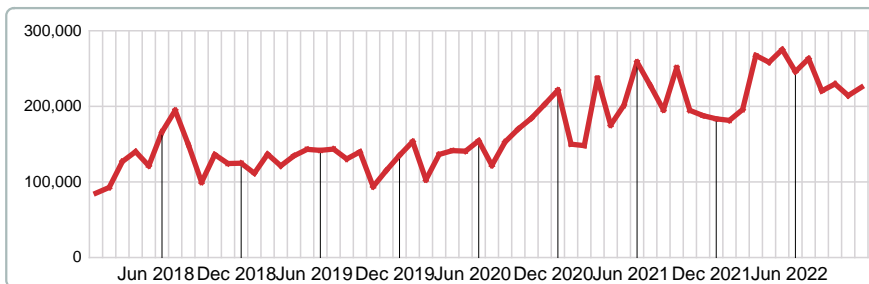
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

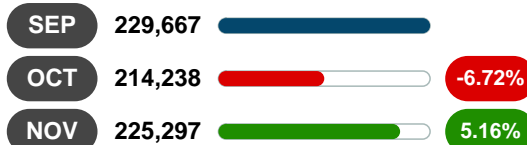


3 MONTHS

5 year NOV AVG = 171,054

High May 2022 275,146 Low Jan 2018 85,211

Average Sold Price at Closing this month at **225,297** above the 5 yr NOV average of **171,054**



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6.25%	61,500	0	61,500	0	0
\$100,001 - \$125,000	12.50%	109,000	115,000	103,000	0	0
\$125,001 - \$175,000	18.75%	140,418	147,627	126,000	0	0
\$175,001 - \$200,000	18.75%	188,667	176,000	195,000	0	0
\$200,001 - \$225,000	18.75%	216,667	225,000	212,500	0	0
\$225,001 - \$500,000	18.75%	391,000	0	370,000	433,000	0
\$500,001 and up	6.25%	515,000	0	0	515,000	0
Average Sold Price		225,297	162,251	205,056	474,000	0
Total Closed Units	100%	225,297	5	9	2	
Total Closed Volume		3,604,754	811.25K	1.85M	948.00K	0.00B

November 2022



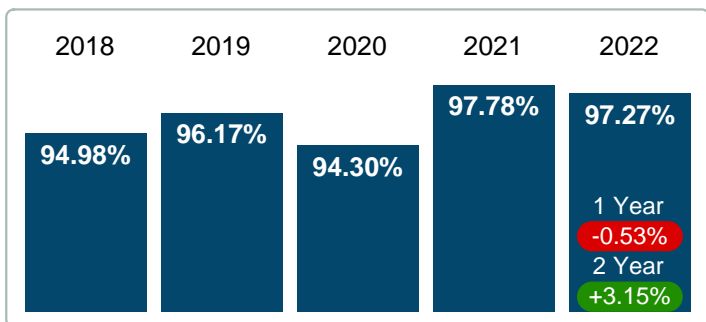
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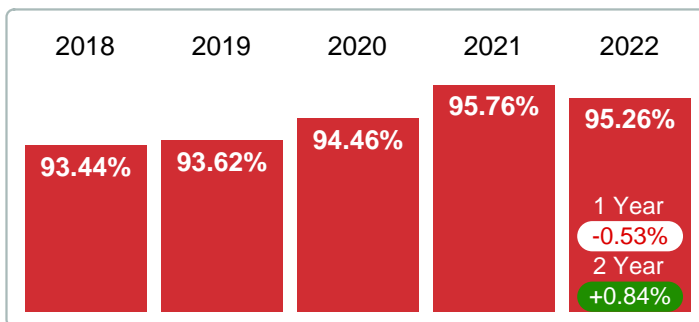
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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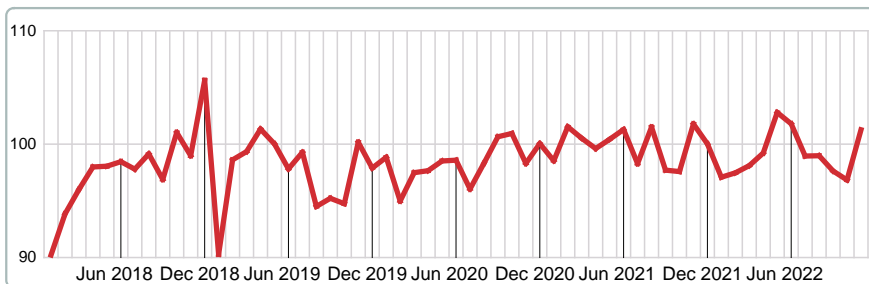
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

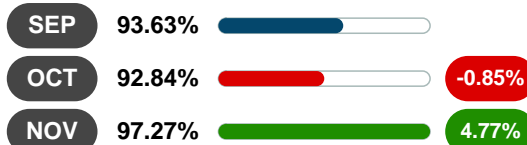


3 MONTHS

5 year NOV AVG = 96.10%

High Dec 2018 101.62% Low Jan 2018 86.22%

Average Sold/List Ratio this month at **97.27%**
above the 5 yr NOV average of **96.10%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1	6.25%	88.49%	0.00%	88.49%	0.00%	0.00%
\$100,001 - \$125,000	2	12.50%	90.47%	92.07%	88.87%	0.00%	0.00%
\$125,001 - \$175,000	3	18.75%	101.05%	102.93%	97.30%	0.00%	0.00%
\$175,001 - \$200,000	3	18.75%	95.27%	92.63%	96.59%	0.00%	0.00%
\$200,001 - \$225,000	3	18.75%	102.56%	100.00%	103.84%	0.00%	0.00%
\$225,001 - \$500,000	3	18.75%	97.49%	0.00%	98.02%	96.44%	0.00%
\$500,001 and up	1	6.25%	97.72%	0.00%	0.00%	97.72%	0.00%
Average Sold/List Ratio			97.30%	98.11%	96.84%	97.08%	0.00%
Total Closed Units		100%	97.30%	5	9	2	
Total Closed Volume				811.25K	1.85M	948.00K	0.00B



Area Delimited by County Of McIntosh - Residential Property Type

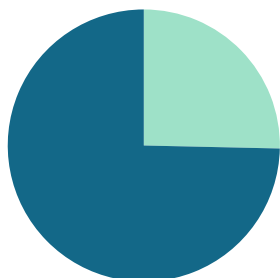


November 2022

MARKET SUMMARY

Report produced on Aug 09, 2023 for MLS Technology Inc.

INVENTORY

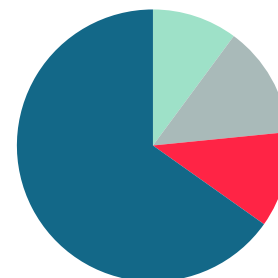


Inventory
 New Listings
36 = 25.35%
 Start Inventory
106
 Total Inventory Units
142
 Volume
\$49,584,424

Market Activity

Closed Sales
16 = 10.13%
 Pending Sales
21 = 13.29%
 Other Off Market
18 = 11.39%
 Active Inventory
103 = 65.19%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	24	16	-33.33%	277	256	-7.58%
Pending Sales	19	21	10.53%	290	265	-8.62%
New Listings	17	36	111.76%	372	396	6.45%
Average List Price	192,075	230,131	19.81%	214,332	243,613	13.66%
Average Sale Price	187,750	225,297	20.00%	207,231	234,386	13.10%
Average Percent of Selling Price to List Price	97.78%	97.27%	-0.53%	95.76%	95.26%	-0.53%
Average Days on Market to Sale	39.08	53.94	38.01%	40.19	48.21	19.97%
Monthly Inventory	75	103	37.33%	75	103	37.33%
Months Supply of Inventory	3.08	4.40	42.71%	3.08	4.40	42.71%

Absorption: Last 12 months, an Average of **23** Sales/Month

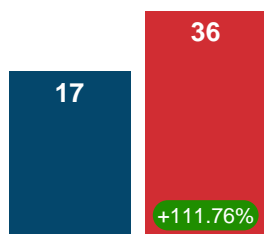
Inventory on November 30, 2022 = **103**

2021 **2022**

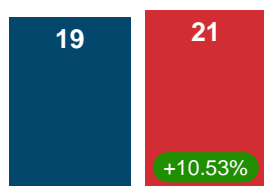
NOVEMBER MARKET

AVERAGE PRICES

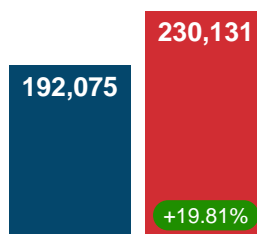
New Listings



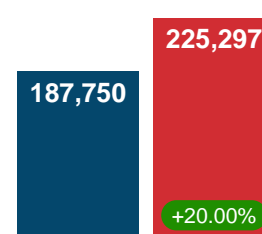
Pending Listings



List Price



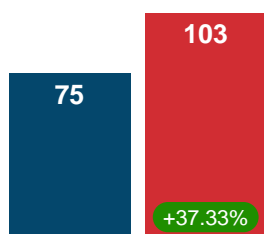
Sale Price



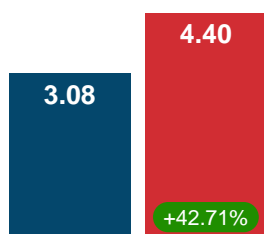
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

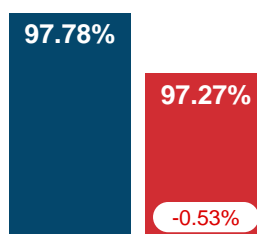
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

